



# PLANNING NEWS

## FREDERICK COUNTY DIVISION OF PLANNING

Frederick County  
Government

AUGUST 2006



### COMPREHENSIVE PLANNING

#### **FREDERICK COUNTY WATER & SEWERAGE PLAN AMENDMENT REQUESTS**

Summer 2006 Cycle

WS-06-06	Mt. Saint Mary's University	96 acres	Mapped expansion of service area for Multi-Use facility
WS-06-07	Banner School —north side Biggs Ford Road, east of Dublin Road, Town of Walkersville	28.56 acres	Request reclassification from US to W-5 Dev./S-5 Dev.
WS-06-08	Toll Brothers/Bell Farm— west side MD 194, south of elementary school, Town of Walkersville	85+ acres	Request reclassification from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.
WS-06-09	Homewood Retirement Centers—north side of Willow Road, west of US 15, City of Frederick	27.3 acres	Request reclassification from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.
WS-06-10	Toll Brothers/Younkins, west side New Design Road, north intersection with Elmer Derr Road	50.58 acres	Request reclassification from W-4 Dev./S-4 Dev. to W-3 Dev./S-3 Dev.
WS-06-11	Libertytown Development Co., Libertytown, generally south of South Alley and west of Mill Street	66.2 acres	Request reclassification from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev., Three existing lots to W-4 Dev. only
WS-06-12	HSA/Monrovia New Town, north of MD 75/80 intersection, both sides of MD 75	229.5 acres	Request reclassification from W-5 Dev./S-5 Dev. to W-4 Dev./S-4 Dev.
WS-06-13	Town of New Market, Lot 29, Sponseller's Addition	.668 acre	Request reclassification from W-5 Dev. to W-3 Dev.

For more information contact Carole Larsen at 301-694-1135 or [clarsen@fredco-md.net](mailto:clarsen@fredco-md.net).

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**Frederick County  
Division of Planning**

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md.us/planning](http://www.co.frederick.md.us/planning)**

**WALKERSVILLE REGION PLAN UPDATE**

The Planning Commission reviewed public testimony including any written comments at a workshop held Wednesday June 21, 2006. During the workshop, they made recommendations on five property owner requests to change their land use designation/zoning. The Planning Commission held another workshop on Wednesday July 19, 2006 where they discussed growth boundary options for the Walkersville Regional Community and made final recommendations on the initial ten property owner requests. At the end of the July 19th workshop, the Planning Commission voted unanimously to recommend the Draft Recommended Walkersville Region Plan, thus sending their Recommended Plan on to the BOCC for review and future adoption.

The BOCC has scheduled four workshops and a public hearing for the Walkersville Region Plan. During this process, planning staff will post plan updates and meeting information on the Planning Division's home page at: [www.co.frederick.md.us/planning](http://www.co.frederick.md.us/planning) <<http://www.co.frederick.md.us/planning>>

Eventually, it will become an approved plan after formal resolution of adoption by the Frederick County Board of County Commissioners

**Upcoming Meetings/Workshops****Board of County Commissioners Workshop #1**

Tuesday August 8th, 2006

8:30 a.m./1:30 p.m.

Third Floor Meeting Room

Winchester Hall, 12 E. Church Street, Frederick

**Board of County Commissioners Public Hearing**

Thursday September 28th, 2006

7:00 p.m.

First Floor Meeting Room

Winchester Hall, 12 E. Church Street, Frederick

**Board of County Commissioners Workshop #2**

Joint workshop with the Planning Commission

Wednesday August 23rd, 2006

9:00 a.m.

Third Floor Meeting Room

Winchester Hall, 12 E. Church Street, Frederick

**Board of County Commissioners Workshop #4**

Tuesday October 17th, 2006

8:30 a.m.

Third Floor Meeting Room

Winchester Hall, 12 E. Church Street, Frederick

**Board of County Commissioners Workshop #3**

Thursday August 31st, 2006

9:30 a.m./1:30 p.m.

Third Floor Meeting Room

Winchester Hall, 12 E. Church Street, Frederick

Contact Hilari Varnadore at 301-696-2941 or [hvarnadore@fredco-md.net](mailto:hvarnadore@fredco-md.net) for more information. You can access the County Commissioner's schedule online at: <<http://www.co.frederick.md.us/Schedule/>>.

**Web Page Update**

- ? The Age Restricted Community Report and Power Point presentation are now available on the publications webpage.
- ? The Water and Sewer Plan Amendment application is now available online along with the Zoning Map Amendment application.
- ? Also now available online is the Historic Places Nomination application and the Certificate of Appropriateness application.

Check out the website at [www.co.frederick.md.us/planning/AppsOnLine/AppsOnLine.htm](http://www.co.frederick.md.us/planning/AppsOnLine/AppsOnLine.htm)

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR AUGUST 9, 2006  
9:30 A.M.**

**SITE PLANS**

Turnpike Farms, Lot 4: Requesting Re-approval for a Planned Industrial project to house automobile parts and installation facility and automobile sales and service center located on a 4.9 acre parcel. Located south of Old National Pike at Detrick Road and the north of Interstate Route 70. Zoned: Limited Industrial (LI), New Market Planning Region. File # SP-00-13; Hansen # 4821 (Justin Horman)

Wedgewood Business Park, Lots 21: Requesting Site Plan Approval for an office/warehouse building totaling 30,508 square feet (1,800 sq. ft. office and 28,708 sq. ft. warehouse). Located on the north side of Wedgewood Boulevard, north of English Muffin Road. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86/Parcel 237; File # SP-94-13 Hansen#: 4443 (Justin Horman)

St. Ignatius of Loyola Catholic Church- Site Plan approval for a 22,338 sq. ft. addition to the existing parish hall. Located at the intersection of Fingerboard and Prices Distillery Rd. Zoned: Agricultural (AG), Urbana Planning Region. Tax Map 97/Parcel 186; File # SP-97-28; Hansen # 4932 (Michael Wilkins)

**COMBINED PRELIMINARY/FINAL PLATS**

Old Frederick Estates, Section 2, Lots 3A & 3B- Requesting approval for one (1) new lot in a major subdivision. Located on the west side of Old Frederick Rd., north of Devilbiss Bridge Road. Zoned: Residential (R-1), Frederick Planning Region. Tax Map 48/ p/o Parcel 297; File # S-211; Hansen # 4215 (Michael Wilkins)

Squirrel Woods, Section 1, Lot 10- Requesting approval for one (1) new lot in a major

subdivision and a modification per 1-16-219 (C) (2) of the Subdivision Regulations. Located on the west side of Mount Tabor Road, south of Michael Road. Zoned: Resource Conservation (RC), Middletown Planning Region. Tax Map 45/Parcel 46; File # S-945; Hansen # 4668 (Veronique Martin)

Meeting House Overlook, Section 5, Lots 501 and 502 - Requesting approval for two (2) new lots in a major subdivision and a modification per 1-16-219 (C)(2) of the Subdivision Regulations. Located on the east side of the intersection of Wolfsville Road and Highland School Road. Zoned: Resource Conservation (RC), Middletown Planning Region. Tax Map 30/Parcel 40; File # S-839; Hansen # 4464 (Veronique Martin)

Urbana Commons - Requesting approval for 4 Commercial lots on 7.8 acres. Located on northwest quadrant of Rt. 80 intersection with Rt. 355. Zoned: Village Commercial (VC), Urbana Planning Region. Tax Map 96/Parcel 217; File # S-1133; Hansen # 3360 and 3361 (Stephen O'Philips)

**AGRICULTURAL CLUSTERS**

Chevy Chase, Lots 1-4) - Requesting agricultural cluster approval for 4 single-family lots on 5.6 acres. Located on east side of Route 17, 1/8 mile north of Middletown Town Limits. Zoned: Agriculture, Middletown Planning Region. Tax Map 55/Parcel 53; File # M-2747; Hansen# 2821 (Stephen O'Philips)

**PRELIMINARY/FINAL PLATS**

Woodbourne Manor (Smith Property in Jefferson) - Requesting preliminary plat approval for 193 single-family lots on 82.5 acres. Located on northeast quadrant of Route 180 and Route 383. Zoned: VC, R-3 and Agriculture, Brunswick Planning Region. Tax

(Continued on page 4)

Map 84/Parcel 120; File # S-1139; Hansen # 4159 & 4160 (Stephen O'Philips)

Green Valley Active Adult - Requesting preliminary plat approval for 1,100 single family lots plus open space on 305 acres. Located on west side of Ed McClain Road, ¼ mile north of Route 80. Zoned: PUD, Urbana Planning Region. Tax Map 88, p/o Parcels 24, 44 and 45; File # S-1130; Hansen # 4685 (Stephen O'Philips)

### **MISCELLANEOUS REQUESTS**

Modification to Challenge Methodology for BOE APFO Testing as it affects Sunrise, Sections 4 and 5 - Requesting interpretation and clarification of methodology to determine

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR AUGUST 16, 2006  
2:00 P.M.**

### **ZONING TEXT AMENDMENT—(ZT-06-05)**

Application to create a new floating zone regarding Transit Associated Development (TOD) by adding Section 1-19-333, to the Frederick County Zoning Ordinance. Proposed by the Maryland Department of Transportation and BHT, L.L.C. (Superczynski)

### **MUNICIPAL MASTER PLAN REVIEW**

Review of the City of Brunswick's Draft Master Plan for County comment for the City's scheduled August 28, 2006 Public Hearing. (Larsen & Lemonds)

### **PRELIMINARY PLAT/SITE PLAN**

Requesting approval of 6 industrial lots containing 11 warehouse/office buildings on 45.5 acres with 28.9-acre open space, known as the Russell Property. Zoned: LI/PUD. Located West side Rt. 85, ¼ mile south of Executive Way. Tax Map 86/Parcels 175 and 100 – File#: S-1140 & SP 04-11. Hansen #: 4164 and 4041 (O'Philips)

### **INFORMATIONAL ITEM**

Linganore PUD (Eaglehead on the Lakes) - Workshop on road and traffic issues within the Linganore PUD, situated on the north side of Route 144 off Eaglehead Drive. Zoned: Planned Unit Development (PUD) New Market Planning Region. S-829 (Depo)

**PLANNING COMMISSION AGENDA ITEMS  
SCHEDULED FOR AUGUST 16, 2006  
7:00 P.M.**

### **REZONINGS**

#### **MEMORY LANE PROPERTIES LLC -- R-06-3**

A public hearing to consider Case # R-06-3, a request to rezone 2.9 acres from Resource Conservation (RC) to General Commercial (GC). The property is located on the southwest corner of Powel Rd. and Hessong Bridge Rd. in the Frederick Planning Region. (John Dimitriou)

#### **CHARLES AND VIRGINIA VANCE -- R-06-4**

A public hearing to consider Case # R-06-4, a request to rezone 13.6 acres from Agriculture (A) to General Commercial (GC). The property is located on the north side of Devilbiss Bridge Rd. just east of US 15 in the Frederick Planning Region. (Shawna Lemonds)

## A Demographic Exploration of Frederick County Population and Housing Updates

Welcome to the August, 2006 edition of "A Demographic Exploration of Frederick County." This month we will discuss the biannual release of the population and housing unit updates. The information provided is based on data tracked and reported by the Frederick County Division of Planning. For further information on the demographics and other statistics of Frederick County, please visit <http://www.co.frederick.md.us/planning/Demographics/Demographics.htm>

Since the population boom during the 1980's, Frederick County has continued to grow at a fast pace. As of July 1, 2006 the current population of Frederick County was 228,365. This is a 2% increase or 5,329 more residents within the last year. Since the 2000 US Census, Frederick County has increased its' population by 33,088 people or 17%. The annual average increase in population, since the Census, is a little over 4,700 more people. ( See Figure 1)

Frederick County Population Estimates 2000 - 2006		
Date	Population Estimate	Increase
<b>April 1<sup>st</sup>, 2000 (US Census)</b>	195,277	N/A
<b>July 1<sup>st</sup>, 2000</b>	197,465	2,188 (1.1%)
<b>January 1<sup>st</sup>, 2001</b>	202,415	4,950 (2.5%)
<b>July 1<sup>st</sup>, 2001</b>	204,691	2,276 (1.1%)
<b>January 1<sup>st</sup>, 2002</b>	207,708	3,017 (1.5%)
<b>July 1<sup>st</sup>, 2002</b>	210,156	2,448 (1.2%)
<b>January 1<sup>st</sup>, 2003</b>	211,807	1,651 (0.8%)
<b>July 1<sup>st</sup>, 2003</b>	214,269	2,462 (1.2%)
<b>January 1<sup>st</sup>, 2004</b>	216,720	2,451 (1.1%)
<b>July 1<sup>st</sup>, 2004</b>	218,830	2,110 (1.0%)
<b>January 1<sup>st</sup>, 2005</b>	220,743	1,913 (0.9%)
<b>July 1<sup>st</sup>, 2005</b>	223,036	2,293 (1.0%)
<b>January 1<sup>st</sup>, 2006</b>	226,476	3,440 (1.5%)
<b>July 1<sup>st</sup>, 2006</b>	228,365	1,889 (0.8%)

Figure 1

2005 marks the greatest increase in population for Frederick County since the 2000 US Census. During 2005, 5,733 new residents called Frederick County home; almost 2,000 more people than the 5-year average of 3,754. The lowest increase in population was during the 2004 calendar year, when only 4,023 more people became residents.



Frederick City contains the most concentration of the County's residents, than any other incorporated municipality in the County. Since the 2000 US Census, when the population totaled 52,767, the City has grown by 7,958 people or 15%. (See Figure 2) In 2000, Frederick City claimed 27.0% of the County's residents. As of July 1st, 2006, only 26.6% of the County's residents live in Frederick City.

<b>Frederick City Population Estimates 2000 - 2006</b>		
<b>Date</b>	<b>Population Estimate</b>	<b>Increase</b>
<b>April 1<sup>st</sup>, 2000 (US Census)</b>	52,767	N/A
<b>July 1<sup>st</sup>, 2001</b>	55,444	2,677 (5.1%)
<b>July 1<sup>st</sup>, 2002</b>	56,228	784 (1.4%)
<b>July 1<sup>st</sup>, 2003</b>	56,802	574 (1.0%)
<b>July 1<sup>st</sup>, 2004</b>	57,888	1,086 (1.9%)
<b>July 1<sup>st</sup>, 2005</b>	59,070	1,182 (2.0%)
<b>July 1<sup>st</sup>, 2006</b>	60,725	1,655 (2.8%)

Figure 2

The slowest growth for Frederick City was during 2002, when only 574 new residents called Frederick City home. Just as Frederick County grew the most during 2001, so did Frederick City. From July 1<sup>st</sup>, 2002 to July 1<sup>st</sup>, 2006 Frederick City averaged about 899 new residents per year.

The population estimates produced by the Planning Division are directly related to the number of housing unit permits issued. Since the 2000 US Census, Frederick County has increased the number of housing units by 17%. Since July 2002, there has been an annual increase in housing units of 1,390 new homes per year. The increase of 720 new housing units in the County from Jan to July 2006, was the third lowest increase since the Census. Between July and December 2000, Frederick County had the most significant number of new housing unit permits issued since the 2000 US Census. Since this time, the number of housing unit permits issued has fluctuated between 593 and 1,889. (See Figure 3)





Housing Unit Totals Frederick County and Frederick City 2000 - 2006				
Date	Frederick County Housing Units	Increase	Frederick City Housing Units	Increase
<b>April 1<sup>st</sup>, 2000 (US Census)</b>	73,017	N/A	22,106	N/A
<b>July 1<sup>st</sup>, 2000</b>	73,610	593 (0.8%)	22,320	214 (1.0%)
<b>Jan 1<sup>st</sup>, 2001</b>	75,499	1,889 (2.6%)	23,011	691 (3.1%)
<b>July 1<sup>st</sup>, 2001</b>	76,369	870 (1.1%)	23,322	311 (1.4%)
<b>Jan 1<sup>st</sup>, 2002</b>	77,520	1,151 (1.5%)	23,627	305 (1.3%)
<b>July 1<sup>st</sup>, 2002</b>	78,455	935 (1.2%)	23,665	38 (0.2%)
<b>Jan 1<sup>st</sup>, 2003</b>	79,085	630 (0.8%)	23,668	3 (0.0%)
<b>July 1<sup>st</sup>, 2003</b>	80,025	940 (1.2%)	23,915	247 (1.0%)
<b>Jan 1<sup>st</sup>, 2004</b>	80,961	936 (1.2%)	24,185	270 (1.1%)
<b>July 1<sup>st</sup>, 2004</b>	81,761	800 (1.0%)	24,390	205 (0.8%)
<b>Jan 1<sup>st</sup>, 2005</b>	82,491	730 (0.9%)	24,667	277 (1.1%)
<b>July 1<sup>st</sup>, 2005</b>	83,372	881 (1.1%)	24,907	240 (1.0%)
<b>Jan 1<sup>st</sup>, 2006</b>	84,685	1,313 (1.6%)	25,399	492 (2.0%)
<b>July 1<sup>st</sup>, 2006</b>	85,407	722 (0.9%)	25,631	232 (0.9%)

Figure 3

As with population, Frederick City claims a large amount of the County's total housing units. According to the 2000 US Census, Frederick City contained 30.3% of the total County housing units. Currently, Frederick City is estimated to have 25,631 housing units, 30.0% of the County total.

Housing units and population are closely tied in the methodology used by the Frederick County Planning Division to determine current estimates. The future trend of Frederick County will mostly like be a decreasing in the fast paced development that occurred throughout the early part of 2000; however, this decline will not be significant.

## ZONING

### BOA RESULTS - JULY 27, 2006, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, AUGUST 24, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-06-21 Caragh Glenn Fay** — Requesting a special exception to establish an accessory apartment, located on the west side of Penn Shop Road, 950 ft. +/- north of Manor Drive (Tax map 98, Parcel 135, Lots 7 & 8) Zoned Residential (R-1) **GRANTED WITH CONDITIONS**



- ? **B-06-22 Dr. Mara Mullinix c/o Brandy Peeples, Esq., Agent** — Requesting a special exception to expand an existing use (veterinary hospital) by proposing to build a 24x 24 ft. addition, located on the east side of Green Valley Road, ¼ mile southeast of MD Rt. 75 (Tax Map 88, Parcel 100) Zoned General Commercial (GC) **GRANTED WITH CONDITIONS**



- ? **B-06-23 James & Linda Walker c/o Scott Walker** — Requesting a 14 ft. variance on the north side from the required 30 ft. front yard setback and 25 ft. on the east side from the required 30 ft. front yard and 3 ft. on the west side from the required 8 ft. side yard setbacks to construct a dwelling, located at the southwest corner of the intersection of Tritapoe Drive and McDonald Avenue (Tax Map 91, Parcel 48, Lot 100) Zoned Residential (R-5) **GRANTED WITH CONDITIONS**



- ? **B-06-24 Timothy M. Slane c/o Brandy Peeples, Esq., Agent** — Requesting a special exception to change an existing nonconforming use to another nonconforming use (landscape business), located on south side of Penn Shop Road, 200 ft. west of Langdon Road (Tax Map 90, Parcel 89) Zoned Residential (R-1) **GRANTED WITH CONDITIONS**



Contact **Rick Brace** (301-696-2940) [rbrace@fredco-md.net](mailto:rbrace@fredco-md.net) or **Craig Terry** (301-694-1351) [cterry@fredco-md.net](mailto:cterry@fredco-md.net) for more information.



## ZONING

### BOA AGENDA - JULY 27, 2006, 7:00 PM

THE NEXT MEETING OF THE BOARD OF APPEALS OF FREDERICK COUNTY WILL BE HELD ON THURSDAY, AUGUST 24, 2006 IN THE FIRST FLOOR HEARING ROOM, WINCHESTER HALL, FREDERICK, MARYLAND.

- ? **B-05-41 Kimberly Anne McMillan-Stakes (Continued from Oct. 26, 2005; Continued from Jan. 26, 2006; Continued from April 27, 2006) —**

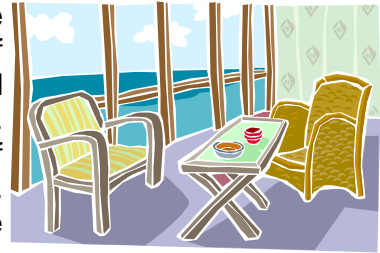
Requesting a special exception to establish a kennel (animal rescue) for cats, located on the east side of Putman Road, approximately 1,400 ft. north of Fish Hatchery Road (Tax Map 40, Parcel 257) Zoned Agricultural



- ? **B-06-25 OOMFM, LLLP [aka Greenview PUD] c/o Scott Miller, Esq., Agent —** Claim of administrative Error in letter from the Zoning Administrator, dated June 7, 2006, determining Site Plan (#SP99-26) for Greenview PUD, Phase V expired on December 10, 2005, located on the north side of Old National Pike (Tax Map, 79, Parcel 24) Zoned Planned Unit Development
- ? **B-06-26 David & Irene Riordan —** Requesting a variance of 5 ft. from the required 10 ft. side yard setback to construct an addition, located on the south side of Willow Tree Drive, approx. 600 ft. west of

Beechtree Dr., (Tax Map 65, Parcel 97, Lot 25) Zoned Residential (R-3)

- ? **B-06-27 George & Kimberly Miller —** Requesting a variance of 12 ft. from the required 25 ft. setback to construct an enclosed deck, located on the north side of Woodfield Court, approx. 120 ft. east of Woodridge Rd. in Woodridge Lake Langanore (Tax Map 68, Parcel 148, Lot 168) Zoned Planned Unit Development



- ? **B-06-28 Donald Barnes & Debbie Williams-Barnes —** Requesting a variance of 18 ft. from the required 25 ft. setback to construct an enclosed deck, located on the north side of Eagle Trace Drive, 100 ft. +/- east of Country Club Drive, (Tax Map 69, Parcel 121, Lot 268) Zoned Planned Unit Development
- ? **B-06-29 Dr. In-Su Kim c/o Kenneth Decorte —** Requesting a Special exception for Agricultural Processing and Health Retreat Center, located on the west side of I-270, 750 ft. +/- south of Fire Tower Road, (Tax Map 105, Parcel 171) Zoned Agricultural
- ? **B-06-30 — Administratively Withdrawn**

Contact **Rick Brace** (301-696-2940) [rbrace@fredco-md.net](mailto:rbrace@fredco-md.net) or **Craig Terry** (301-694-1351) [cterry@fredco-md.net](mailto:cterry@fredco-md.net) for more information.